LOTS 2 & 3 COUNTRY LANDINGS S/D.
820-229, WD 1048-2761, WD 1060-3

CAMPBELL WILLIAM L/CAMPBELL CAROL HAROLDINE
115 SW CHALLENGER LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

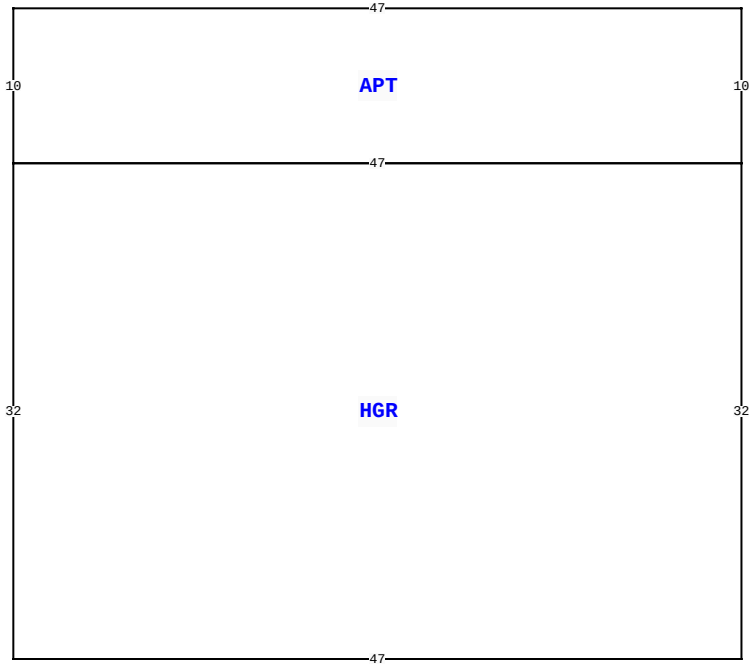
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	470	100		470	13,580
HGR	1,504	45		677	19,560
TOTALS	1,974			1,147	33,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	1,147	89.7600	33.21	38,092	2011	2011	0	0	0	13.00	87.00

1 AIR HANGAR 100% - 2021 Heated Area: 470 HX Base Yr 2021



115 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,210
TOTAL MARKET OB/XF VALUE		7,818
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		347,028
SOH/AGL Deduction		38,464
ASSESSED VALUE		308,564
TOTAL EXEMPTION VALUE	HX HB VX VP	81,006
BASE TAXABLE VALUE		227,558
TOTAL JUST VALUE		347,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041263	SFR		02/04/2021
28892	PLANE HNGR	589	09/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/2400	1/20/2021	WD	U	I	30	100
GRANTOR: CAMPBELL WILLIAM L						
GRANTEE: CAMPBELL WILLIAM L						
1416/0069	7/24/2020	WD	Q	V	03	27,000
GRANTOR: REBECCA A & BRADFORD						
GRANTEE: WILLIAM L CAMPELL						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=0,0] W47 S32 E47 N32 $
APT=[ORIG=-47,0] N10 E47 S10 W47 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	2,409.00	UT	2.00	2.00	100	2011	2011	3	100	4,818	
2	0166	CONC,PAVMT	0	100	0	0	1,000.00	UT	3.00	3.00	100	2022	2021		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,818

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	125.00	203.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-1	108.00	201.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/30/2021 BY TW Total Acres: 1.08 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/07/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

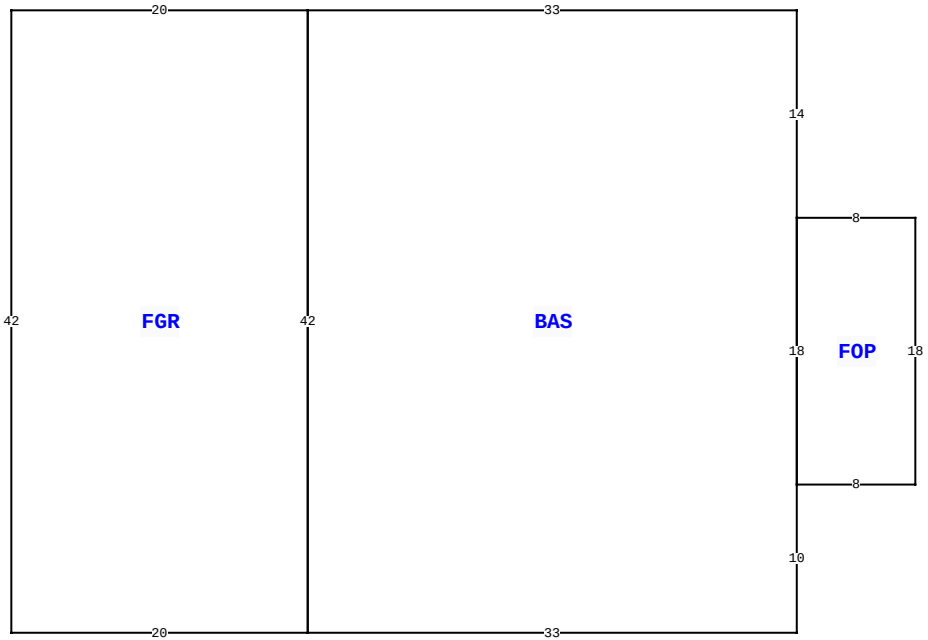
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	173,026
FGR	840	55		462	57,675
FOP	144	30		43	5,368
TOTALS	2,370			1,891	236,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	116.1090	130.04	245,906	2021	2021	0	0	0	4.00	96.00

2 SINGLE FAM 100% - 2022 Heated Area: 1386 HX Base Yr 2021



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GRANTEE: WILLIAM L CAMPELL						

BUILDING NOTES

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-20,-20] S42 E33 N10 N18 N14 W33 $
FGR=[ORIG=-40,-20] S42 E20 N42 W20 $
FOP=[ORIG=13,-6] S18 E8 N18 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/30/2021 BY TW Total Acres: 1.08 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/07/2025 BY SYS